

Description 5.084 acre parcel

Being part of the northeast quarter of Section 27, T-18 N, R-14 W, Ripley Township, Holmes County, Ohio, also known as part of the lands conveyed to Shyanne M. VanSickle in Deed vol. 271 page 464, PN 2300262003.

Described as follows:

Commencing at a 5/8 inch rebar found on the Wayne County line and in S.R. 226 marking the northwest corner of the northeast quarter of Section 27, thence S 89 degrees 40' 30" E 625.61 feet along the Wayne County line and along the section line and along S.R. 226 to a point at the intersection of S.R. 226, S.R. 514, and C.R. 1 the TRUE POINT OF BEGINNING.

thence with the following EIGHT (8) COURSES:

- 1) S 89 degrees 40' 30" E 344.50 feet along the Wayne County line and along the section line and along C.R. 1 to a point, witnessed by an iron pin set S 00 degrees 24' 53" E 22.97 feet;
- 2) S 00 degrees 24' 53" E 490.00 feet through the lands of said VanSickle to an iron pin set;
- 3) N 89 degrees 40' 30" W 692.44 feet through the lands of said VanSickle to a point in the center of S.R. 514, witnessed by an iron pin set S 89 degrees 40' 30" E 31.52 feet;
- 4) N 35 degrees 12' 37" E 252.38 feet along the centerline of S.R. 514 to a point, witnessed by a 5/8 inch rebar found S 89 degrees 45' 50" E 29.14 feet;
- 5) S 89 degrees 45' 50" E 248.72 feet along Howard J. McClure and Cindy L. McClure's (D.V. 257 page 65 and D.V. 257 page 67) south line to a 5/8 inch rebar found;
- 6) N 35 degrees 12' 37" E 159.70 feet along said McClure's east line to an iron pin set;
- 7) N 89 degrees 45' 44" W 248.72 feet along said McClure's north line to a point in the center of S.R. 514, witnessed by a 5/8 inch rebar found S 89 degrees 45' 44" E 26.41 feet;
- 8) N 35 degrees 12' 37" E 185.20 feet along the centerline of S.R. 514 to the TRUE POINT OF BEGINNING.

This parcel contains 5.084 acres, but subject to all highways and easements of record.

All iron pins set are 5/8 inch rebars with a plastic identification cap marked "Baker 6938". Basis of bearings from Ohio State Plane Coordinate System, North Zone, N.A.D. 83 (2011 Adjustment).

See Holmes County Plat Book 2, page 626 for survey.
This survey made and description prepared by Donald C. Baker, P.S. 6938,
February 28, 2022


Donald C. Baker P.S. 6938



Parcel Number: 2300262005

FILE DESCRIPTION
Holmes County Map Office
4/7/2022